

**1084 Prestwick Circle SE Calgary, AB T2Z3M2**

**Residential  
Incomplete  
Banner:**

**A2088651**

**Seize this Opportunity and Discover the Potential!**

**DOM:** 0      **LP:** \$499,000.00  
**CDOM:**      **OP:**



<b>Class:</b> Detached	<b>City:</b> Calgary
<b>County:</b> Calgary	<b>Subdivision:</b> McKenzie Towne
<b>Type:</b> House	<b>Ttl Beds:</b> 4
<b>Levels:</b> 4 Level Split	<b>F/H Bth:</b> 3/0
<b>Year Built:</b> 2001	<b>RMS SQFT:</b> 1,253.00
<b>LINC#:</b> <a href="#">0028722577</a>	<b>LP/SF:</b> \$398.24
<b>Arch Style:</b> 4 Level Split	<b>Suite:</b> No
<b>Possession:</b> Negotiable	
<b>Lot Dim:</b>	<b>Lot Size:</b> 3799 SqFt
<b>Front Length:</b> 10.40M 34`1"	<b>Lot Depth:</b> M'
<b>Legal Desc:</b> 0110278;42;4	
<b>Legal Pln:</b> 0110278 <b>Blk:</b> 42	<b>Lot:</b> 4 <b>Condo:</b> No
<b>Zoning:</b> R-1N	<b>Tax Amt/Yr:</b> \$3,269.00/2023
<b>Title to Lnd:</b> Fee Simple	<b>Loc Imp Amt:</b>
<b>Disclosures:</b> Contact Agent for Details	<b>Front Exp:</b> S
<b>Restrict:</b> None Known	

**Public Remarks:** Welcome to a hidden gem, nestled in the heart of McKenzie Towne. Imagine a home where architectural brilliance meets day-to-day functionality. With vaulted ceilings in the kitchen and living area, this space is designed to impress. Feel the warmth of the inviting gas fireplace, perfectly complementing the expansive living room. Experience memorable meals and gatherings in a separate dining area. Boasting 4 spacious bedrooms and 3 bathrooms, this 4-level split home offers over 2,150 sqft of generous living space. Dive into entertainment in the fully finished basement – a haven for movie nights and more. Never fret about storage or parking with a spacious double detached garage at your disposal. Located in the picturesque community of McKenzie Towne, convenience is right at your doorstep. Enjoy proximity to trendy malls, delectable restaurants, serene parks, and essential roadways. Priced below market value, this home is a canvas waiting for your personal touch. With a little TLC, watch it transform into your dream abode or a valuable investment. Whether you're a first-time buyer or a seasoned investor, seize this opportunity. Discover the potential. Make this house your home. Don't wait. Reach out today and embark on a journey to your dream home in McKenzie Towne.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b> 0	<b>3P</b> 0	<b>4P</b> 2	<b>5P</b> 0	<b>6P</b> 0	<b>Bed Abv:</b> 2	<b>Main:</b> 65.59	<b>Mtr2</b> 706.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	1	0	0	<b>Rms Abv:</b> 7	<b>Upper:</b> 50.82	<b>Mtr2</b> 547.00	<b>SqFt</b>
<b>Garage Dims (L x W):</b>	21`4" x 21`7"						<b>Blw Grade:</b> 111.67	<b>Mtr2</b> 1,202.00	<b>SqFt</b>
							<b>Total AG:</b> 116.41	<b>Mtr2</b> 1,253.00	<b>SqFt</b>

**Property Information**

<b>Basement:</b> Finished, Full	<b>Lndry Feat:</b> Laundry Room
<b>Heating:</b> Fireplace(s), Forced Air, Natural Gas	<b>Cooling:</b> None
<b>Construction:</b> Stone, Vinyl Siding, Wood Frame	<b>Fireplaces:</b> 1/Gas, Living Room
<b>Foundation:</b> Poured Concrete	<b>Flooring:</b> Carpet, Ceramic Tile, Hardwood
<b>Exterior Feat:</b> Other	<b>Fencing:</b> Fenced
<b>Roof Type:</b> Asphalt Shingle	<b>Balcony:</b> Deck, Front Porch
<b>Reports:</b> RMS Supplements	
<b>Parking:</b> Double Garage Detached <b>Total:</b> 2	
<b>Features:</b> High Ceilings, Vaulted Ceiling(s)	
<b>Comm Feature:</b> Golf, Park, Playground, Pool	
<b>Lot Features:</b> Back Lane, Landscaped, Level, Rectangular Lot	
<b>HOA:</b> \$220.00/Annually	
<b>HOA Include:</b> Amenities w/HOA	
<b>Goods Include:</b> NA	
<b>Appliances:</b> Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings	
<b>Other Equip:</b> None	
<b>Goods Exclude:</b> NA	
<b>Reg Size Incl:</b>	<b>Floor Location:</b> Ground
<b>Assoc Amen:</b> None	

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
Foyer	Main	7`0" x 7`8"	Kitchen	Main	12`10" x 11`5"
Pantry	Main	3`9" x 3`10"	Dining	Main	14`1" x 7`2"
Living	Main	16`9" x 11`1"	Bonus	Lower	14`1" x 16`9"
Office	BSMT	8`8" x 9`4"	Frn/Util	BSMT	8`8" x 4`8"
Laundry	BSMT	6`8" x 5`0"	Kitchenette	BSMT	12`8" x 5`10"
Other	BSMT	26`6" x 20`1"	Other	Main	16`3" x 14`4"
Primary Bed	Upper	15`6" x 14`0"	Bedrm	Upper	10`1" x 9`5"
Bedrm	BSMT	9`5" x 13`10"	Bedrm	BSMT	15`7" x 9`3"
4pc Bathroom	BSMT	9`0" x 4`11"	4pc Ensuite bath	Upper	8`3" x 14`3"
4pc Bathroom	BSMT	8`1" x 5`0"			

Agent & Office Information

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**List REALTOR@:** [Mike Abou Daher](#)  team@mikeaboudaher.com **Phone:** [403-809-9386](tel:403-809-9386)  
**List Firm:** [REAL BROKER](#) **Phone:** [855-623-6900](tel:855-623-6900)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**  
**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386 **List Date:** 10/20/2023  
**Comm:** 3.5% on the first 100k, 1.5% on the balance **Expiry Dt:** 02/11/2024  
**LB Type/Info:** SentiLock/Front Railing **With Dt:**  
**Owner Name:** Parry **Ownership:** Private  
**Occupancy:** Owner **Exclusion:** No **SRR:** No  
**Member Rmks:** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com (Roof needs new shingles soon)

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